
WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned DAVID SCRUGGS and wife, RACHEL T. SCRUGGS, hereinafter referred to as the GRANTORS, and BRUCE LADNIER and wife, ANN MICHELLE LADNIER, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, DAVID SCRUGGS and wife, RACHEL T. SCRUGGS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto BRUCE LADNIER and wife, ANN MICHELLE LADNIER, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 56, Edgewood Estates Planned Unit Development, Second Addition, located in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 67, Pages 49-50, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of

Stockton

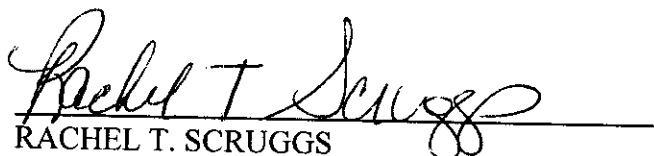
every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property. That additionally this conveyance is subject to all restrictive covenants, building restrictions and easements of record including but not limited to those as found with the recorded plat of said subdivision.

Taxes and assessments against said property for the year 2007 shall be prorated as of the date of this deed and taxes and assessments for the year 2008 shall be the responsibility of the GRANTEES, and/or their successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

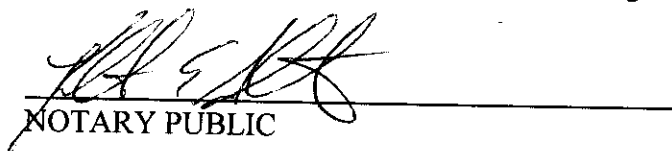
WITNESS the signature of the GRANTORS on this the 21st day of June, 2007.


DAVID SCRUGGS


RACHEL T. SCRUGGS

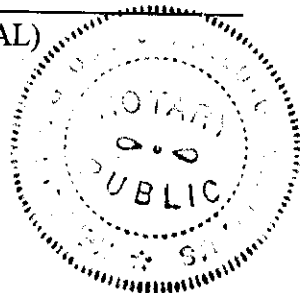
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 21st day of June, 2007, within my jurisdiction, the within named DAVID SCRUGGS and wife, RACHEL T. SCRUGGS, who acknowledged that they executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 20, 2011
BONDED THRU STEGALL NOTARY SERVICE

(SEAL)



GRANTORS' ADDRESS:

2684 Jaybird Road
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:

338 Shady Grove Cove
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

Prepared by:

KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469

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